Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/008

LOCATION OF AFFECTED AREA

3 HARTLEY COURT, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

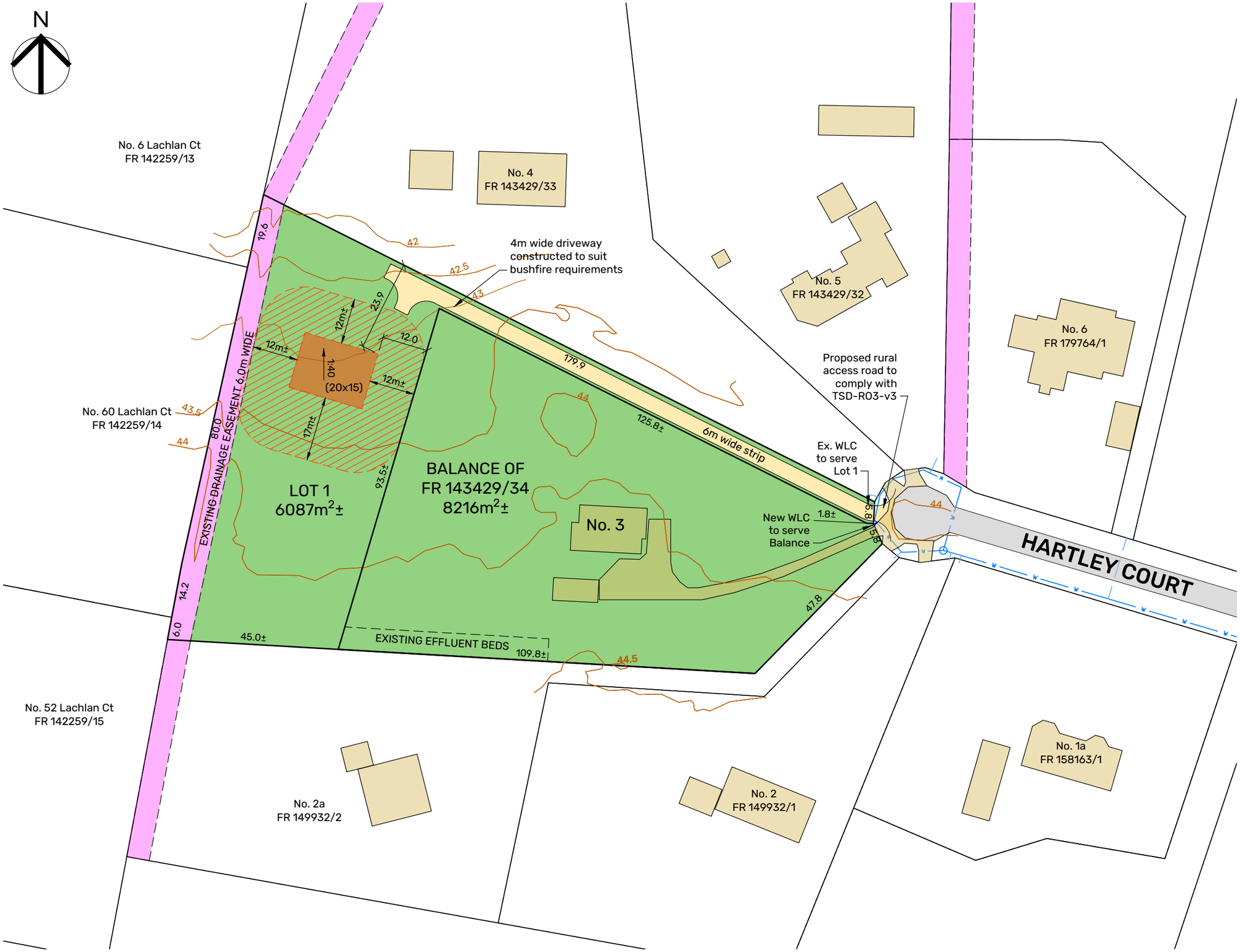
SUBDIVISION (1 LOT + BALANCE)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **06/08/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places



PLAN OF SUBDIVISION

Owners
J.C. WRIGHT & M.A. RICHARDSON

Title References
FR 143429/34

Address
3 HARTLEY COURT,
Pontville, Tas 7030

Council
Brighton Council

Tasmanian Planning Scheme
Brighton Local Provisions Schedule

Zone
11. Rural Living A

Zone Overlay
13. Bushfire prone area

Map reference
'Broadmarsh' 5227

PID
2596741

Point of interest GDA2020 MGA55
519875E, 5274300N

Schedule of Easements
Existing Right of Drainage to be carried forward.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire Prone Area Overlay. This isn't shown for plan clarity

LEGEND

- Title boundary
- Surrounding boundary
- Easement
- Water main (per TasWater GIS)
- Proposed Water
- Contour (GIS 0.5m)
- Indicative building area (20x15m)
- BAL19 Hazard area

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A				

NOTES:

0 2 4 10 20 50m

SURVEYOR	GEOCIVIL
-	53703
DRAWN	CHECKED
NJA	CT
DATE	
12 DECEMBER 2024	

PLAN OF SUBDIVISION
3 HARTLEY COURT, PONTVILLE
for JULIA WRIGHT & MARK RICHARDSON

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SCALE	PAPER
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JOB NUMBER	DRAWING
53703CT-1	

PDA
SURVEYORS, ENGINEERS & PLANNERS

Planning Report

3 Hartley Court, Pontville
1 lot Subdivision

53703CT | JAN 2025

Table of Contents

PDA Contributors

Planning Assessment	Jane Monks	23rd January 2025
Review & Approval	Craig Terry	23rd January 2025

Revision History

Revision	Description	Date
0	First Issue	23rd January 2025

EXECUTIVE SUMMARY

Council approval is sought for a 1 lot subdivision at 3 Hartley Court, Pontville (CT 143429/34). This planning assessment, combined with supplimentary documention has been provided in support of the proposed development.

Development Details:

Client/Owner	Julia Chaloner Wright & Mark Andrew Richardson
Property Address	3 Hartley Court, Pontville
Proposal	1 lot Subdivision
Land Area	1.43ha

PID / CT	2596741	143429/34
Planning Ordinance	*Tasmanian Planning Scheme – Brighton*	
Land Zoning	11.0 Rural Living A	
Specific Areas Plans	Urban Rural Interface Specific Area Plan	
Code Overlays	Bushfire Prone Area	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 1 lot subdivision at 3 Hartley Court, Pontville. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 143429/34
- Schedule of Easements
- Plan of Subdivision: PDA 53703CT-1
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Van den Berg of Bushfire Wise: BW007v1

1.1. The Land

Figure 1. Existing aerial image of the subject land (LISTmap, 2025)

The subject land is located at 3 Hartley Court, Pontville (PID: 2596741). It is a regular shaped parcel of land with a total land area of 1.43ha, as illustrated in Figure 1. The property consists of an existing dwelling and associated outbuildings surrounded by landscaped gardens and well-maintained grass area, with vehicular access via Hartley Court.

1.2 Natural Values

There are currently no Natural Values identified on the subject land due to extensive land modification and fragmentation.

2. The Proposal

A Planning Permit for a 1 lot subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Brighton*.

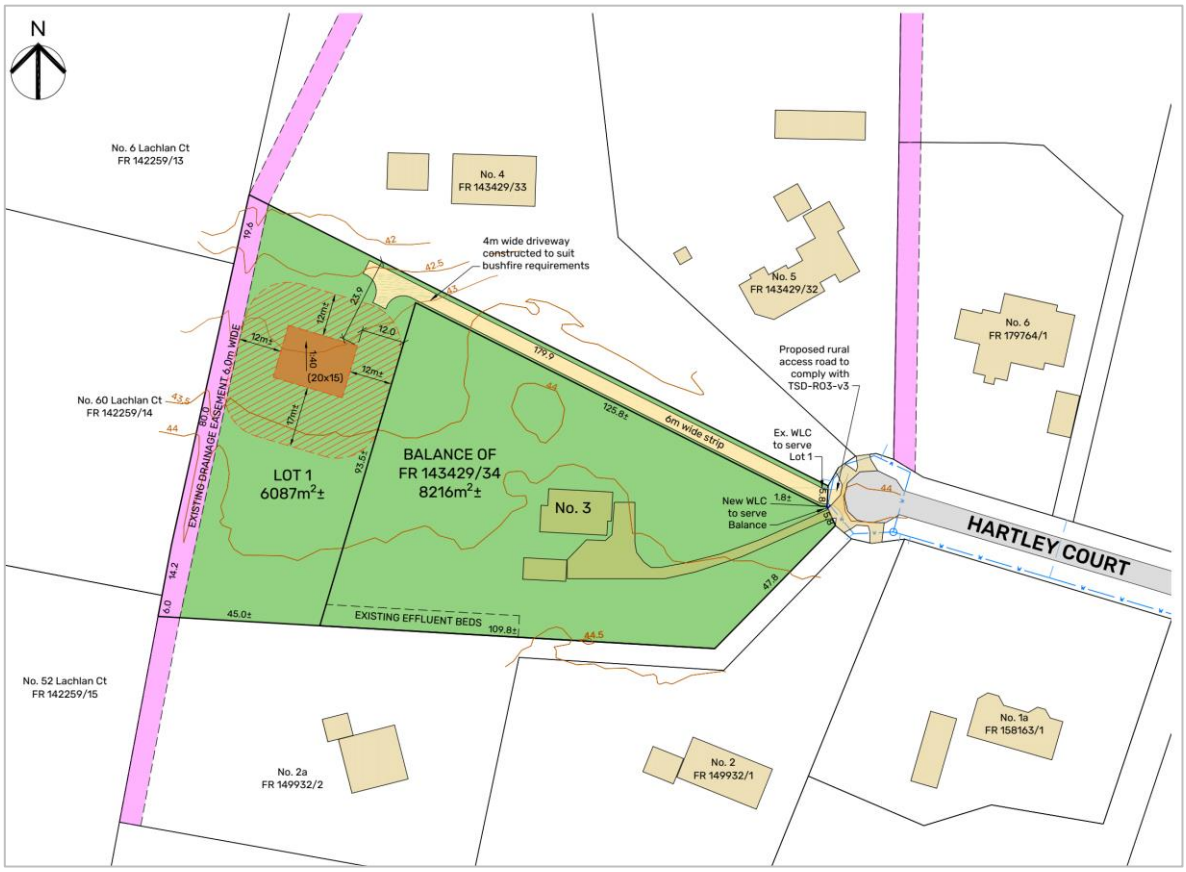

Figure 2. Proposed Plan of Subdivision
(Please refer to the attached file PDA 53703CT-1 for complete Plan of Subdivision)

It is proposed that the land of title CT 143429/34 be subdivided into 1 lot and balance, as illustrated in Figure 2. The balance lot is to retain the existing dwelling, associated outbuildings, vehicular access, and will be provided with a new water service connection. Whilst lot 1 has been provided with a 15m x 20m indicative building area clear of vegetation and setback requirements, proposed rural property access to Hartley Court, and will retain the existing water service connection. All existing easements are to remain and be carried forward.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Brighton*.

3.1. Use Class

Residential

3.2 Zoning

Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2025)

The subject land is located entirely within the Rural Living A Zone, with Environmental Management and Agriculture Zones to the north and northeast, as demonstrated in Figure 3.

3.3 Zone Standards – Rural Living A

11.5 Development standards for Subdivision

As the subject land is overlayed by the Urban-Rural Interface Specific Area Plan, the following clauses will be substituted:

BRI-S8.8.1 Lot Design A1 & P1 to replace 11.5.1 Lot Design A1 & P1;
BRI-S8.8.2 A1 & P1 to replace 11.5.3 Services A1 & P1.

11.5.1 Lot design

BRI-S8.8.1 Lot Design

Objective:
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.

Acceptable Solutions	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area not less than 5,000m^2; and (b) comply with the lot design standards required by Rural Living Zone - clause 11.5.1 Lot design A1, excluding lot area specified in Table 11.1.	
Response: **A1 is met**: The proposal meets the Acceptable Solution as follows: (a) At 6087m^2± and 8216m^2±, both lots meet the minimum lot size requirements of the Urban Rural Interface SAP; (b) Lot 1 has been provided with a 15m x 20m indicative building area, clear of all setback requirements of clause 11.4.2 A2, A3 and A4, and clear of any easements or other title restrictions that have the potential to limit or restrict development. Whilst the existing dwelling located on the balance lot is also consistent with the setback requirements of clause 11.4.2 A2, A3 and A4.	

A2	**P2**
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.	Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a)the width of frontage proposed, if any; (b)the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c)the topography of the site; (d)the functionality and useability of the frontage; (e)the ability to manoeuvre vehicles on the site; and (f)the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
Response: **P2 is met:** Each proposed lot satisfies all of the performance criteria as follows: (a) At 5.8m± and 5.8m±, each lot has ample frontage and access opportunities to the land; (b) There is no right of carriageway proposed for either lot 1 or balance.; (c) The topography of the land is predominately flat, access to lot 1 is sufficient for the intended residential use, whilst the balance lot has existing access; (d) At 5.8m± and 5.8m±, the frontage of each lot is both functional and useable; (e) At 6087m± and 8216m±, there is ample opportunity and ability to manoeuvre vehicles on the site; (f) The proposal is in keeping with the pattern of development existing on established properties in the area, and is not less than 3.6m wide.	

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.
Response: **A3 is met:** The balance lot is to utilise the existing access, while lot 1 has been provided with a proposed rural property access to Hartley Court in accordance with the requirements of the road authority.

11.5.2 Roads

Objective:	
That the arrangement of new roads with a subdivision provides: (a)safe, convenient and efficient connections to assist accessibility and mobility of the community; (b)adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c)the efficient ultimate subdivision of the entirety of the land and of surrounding land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	
Response: **A1 is met:** No new roads are proposed are part of this application	

11.5.3 Services

BRI-S8.8.2 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a full water supply service.	
Response: **A1 is met**: Lot 1 is to retain the existing water service connection, whilst the balance lot will be provided with a new water service connection, as illustrated in the attached Plan of Subdivision.	

A2	P2
Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Response:

P2 is met: The land is not within a reticulated sewerage serviced area. However, the balance lot has an existing on-site wastewater treatment system. At 6087m^2±, lot 1 is greater than 4000m^2 and therefore according to the EPA Victoria (2016) *Code of Practice – onsite wastewater management*, is not considered to be a small lot. Wastewater systems such as Wick Trenches may be suitable as they are designed to facilitate dispersal of effluent to the atmosphere through evaporation and transpiration, and mound systems. Therefore, the land is capable of accommodating a wastewater system, however, suitability of a wastewater system is to be determined if or when the land is developed into the future.

3.4 Codes

Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2025)

The subject land is overlayed with a Bushfire Prone Area, as illustrated in Figure 4. Whilst the proposed subdivision also requires the following Codes under the *Tasmanian Planning Scheme – Brighton* to be considered.

Code	*Comments:*
C1.0 Signs Code	*N/A*
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure	*N/A*
C5.0 Telecommunications Code	*N/A*
C6.0 Local Historic Heritage Code	*N/A*
C7.0 Natural Assets Code	*N/A*
C8.0 Scenic Protection Code	*N/A*
C9.0 Attenuation Code	*N/A*
C10.0 Coastal Erosion Hazard Code	*N/A*
C11.0 Coastal Inundation Hazard Code	*N/A*
C12.0 Flood-Prone Areas Hazard Code	*N/A*
C13.0 Bushfire-Prone Areas Code	Please refer to the attached *Bushfire Hazard Report* prepared by Mark Van den Berg of Bushfire Wise
C14.0 Potentially Contaminated Land Code	*N/A*
C15.0 Landslip Hazard Code	*N/A*
C16.0 Safeguarding of Airports Code	*N/A*

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6.7 Development Standards

C2.6.3 Number of accesses for vehicles

Objective:
That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
Response:
A1 is met: Each lot has no more than one vehicle access point per road frontage

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.
Response:
A1 is met: *Not applicable* as the subject land is not within any road or railway attenuation area.

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan has been prepared and supplied in support of the proposed subdivision. As seen below, Section 6.1 of Bushfire Wise Bushfire Hazard Report by Mark Van den Berg, provides a summary of planning compliance applicable to this current application. Whilst the Bushfire Hazard Management Plan can be located in Appendix C of the attached report.

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme.

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-19 or BAL-12.5 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management. The proposal is compliant with the acceptable solution at A1, (b).
C13.6.2 Subdivision: Public and firefighting access	There is no proposal for public roadways or fire trails as part of this development. The Bushfire Hazard Management Plan shows the location of existing and future property access. The proposal is compliant with the acceptable solution at A1, (b). The Bushfire Hazard Management Plan is certified by an accredited person.
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	The Balance lot has access to existing firefighting water supplies, in this circumstance there is an insufficient increase in risk from bushfire to warrant additional firefighting water supplies. The Balance lot is compliant at A1, (a). Lot 1 requires the provision of a static firefighting water supply which meets the specifications of table 1 which is consistent with table C13.5 Lot 1 is compliant with the acceptable solution at A2, (b).

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 1 lot subdivision at 3 Hartley Court, Pontville, meets all requirements of the *Tasmanian Planning Scheme – Brighton*.

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:

Jane Monks
PLANNER

References

EPA Victoria. (2016). *Code of practice - onsite wastewater management.* Carlton, VIC: Victorian State Government.

Contact

For any enquiries, please contact one of our offices:

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GEOTECH 25-041

ROCK SOLID GEOTECHNICS PTY LTD

9/4/2025

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Geotechnical Assessment - 3 Hartley Court, Pontville

This report assesses the onsite wastewater potential of the land designated for a subdivision at 3 Hartley Court, Pontville. Julia & Mark Richardson have proposed a two-lot subdivision of the property (Figure 1). It is proposed to subdivide the property into;

Lot 1	6087m^2	Vacant Land
Balance Lot	8216m^2	Land with current residence - Ozzi Kleen

The Brighton Council has requested the following;

- Provide an onsite wastewater report. This should include information regarding the onsite wastewater system that services the residence on the Balance Lot.
- Tasmanian Planning Scheme - 11.5.3 Services P2

  '*Each Lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.*'

For this report, it is reasonable to assume that a likely minimum future use of Lot 1 is the development of a three-to-four-bedroom residence and associated infrastructure.

INVESTIGATION

A field survey was completed on Wednesday 9 April, 2025, encompassing field mapping of geological and geomorphological features and hazards to assess the site for onsite wastewater disposal potential.

Two Test Holes were completed on proposed Lot 1, utilising a 4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers. The locations of the Test Holes are marked on Figure 2.

The 1:50000 Mines Department Geological Map 'Brighton' indicates that the site is underlain by Triassic sandstone.

Lot 1

6087m^2 Vacant Land

Lot 1 will be an internal block, accessed directly from Hartley Court (Plate 1). The block slopes shallowly at 2 degrees to the north. Lot 1 is covered in grass and a row of gum trees adjacent to the western boundary. An open drain runs south to north down a Drainage Easement along the western boundary (Plate 2).

Plate 1 – Lot 1 - Looking to the northwest.

Plate 2 – Drainage Easement along the western boundary – looking to the north.

The profiles encountered in the Test Holes (Plates 3 & 4) consisted of;

0.00 – 0.20m	SAND: fine grained, light brown, trace rootlets - TOPSOIL
0.20 – 2.10m	SAND: fine grained, yellowish brown, dry
2.10m+	Holes terminated at required depth 2.10m.

Groundwater was not encountered in either test hole.

Plate 3 – Test Hole #1 - Looking to the northwest.

Plate 4 – Test Hole #2 - Looking to the northeast.

The site is classified as CLASS 1 (SAND) (AS1547) w.r.t. onsite wastewater disposal. *The 2016 Director's Guidelines for Onsite Wastewater Management Systems* Table 3 stipulates the minimum area required for onsite wastewater disposal based on the soil profile.

A 4-bedroom residence on Lot 1 will require a minimum of 200m2 of area able to be designated for wastewater disposal. Lot 1 can easily accommodate this requirement with appropriate boundary setbacks (setback requirements are minimal due to the shallow slopes).

This site is suitable for the installation of a standard, septic tank and trench based onsite wastewater system.

The type, size and position of onsite wastewater system will need to be determined by site specific investigation, when the details of the individual development are determined.

Balance Lot – 8216m^2 Land with current residence

The Balance Lot hosts the current residence. The current onsite wastewater system (installed in 1989 – Figure 3) consists of;

- An 'Ozzi Kleen' Aerated Wastewater Treatment System (AWTS) that accepts all the residential wastewater, discharging to;
- A 200m^2 Land Application Area (LAA) sited on the southern property boundary (see council drainage plan – Figure 3).
- The plan shows the LAA to be 50m long and 4m wide, setback from the boundary by 5m.
- The western portion of the LAA bounds the proposed new block (0m setback from the proposed new boundary between Lot 1 and the Balance Lot).
- The LAA is currently partially irrigated with several surface sprinklers – but the main feed line along the area is broken. Only a small portion of the bed (which is heavily vegetated with semi-mature trees) is currently accepting any wastewater effluent.

Whilst the onsite wastewater system is wholly contained on The Balance Lot it is in disrepair. In addition to the condition of the pipework the area is sited adjacent to the proposed new boundary between Lot 1 and the Balance Lot. A minimum 1.5m setback of the LAA from the proposed new boundary will be required.

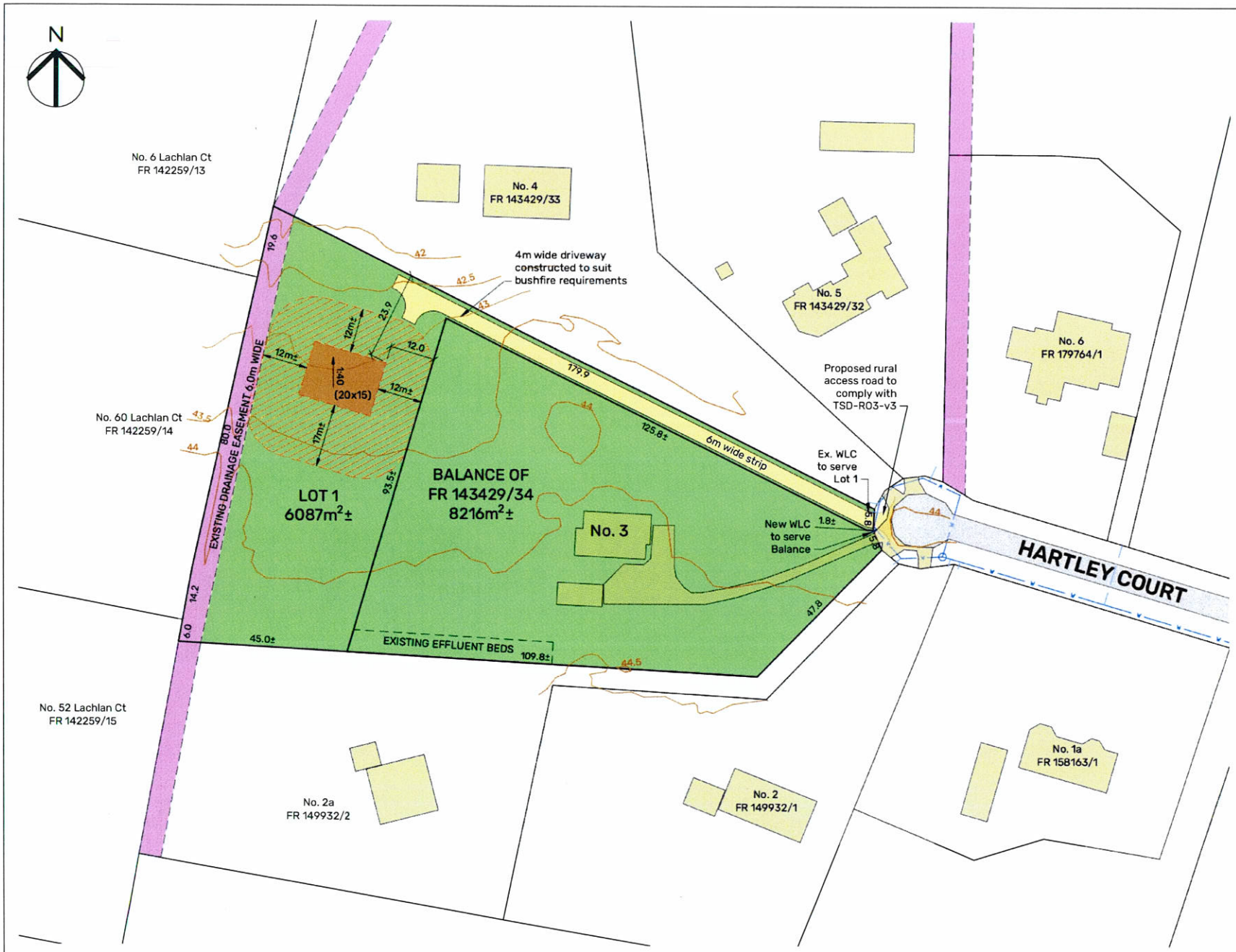
It is likely that as part of this development the LAA that services the current residence will need to be remediated / replaced.

RECCOMENDATIONS

Proposed Lot 1 can sustain an onsite wastewater system for a single, 4-bedroom dwelling, in compliance with the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme – Brighton Council*.

The onsite wastewater system LAA that services the current residence on the Balance Lot is in need of repair / replacement and is located too close to the proposed new boundary between Lot 1 and the Balance Lot.

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD



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PLAN OF SUBDIVISION
3 HARTLEY COURT, PONTVILLE
for JULIA WRIGHT & MARK RICHARDSON

PDA
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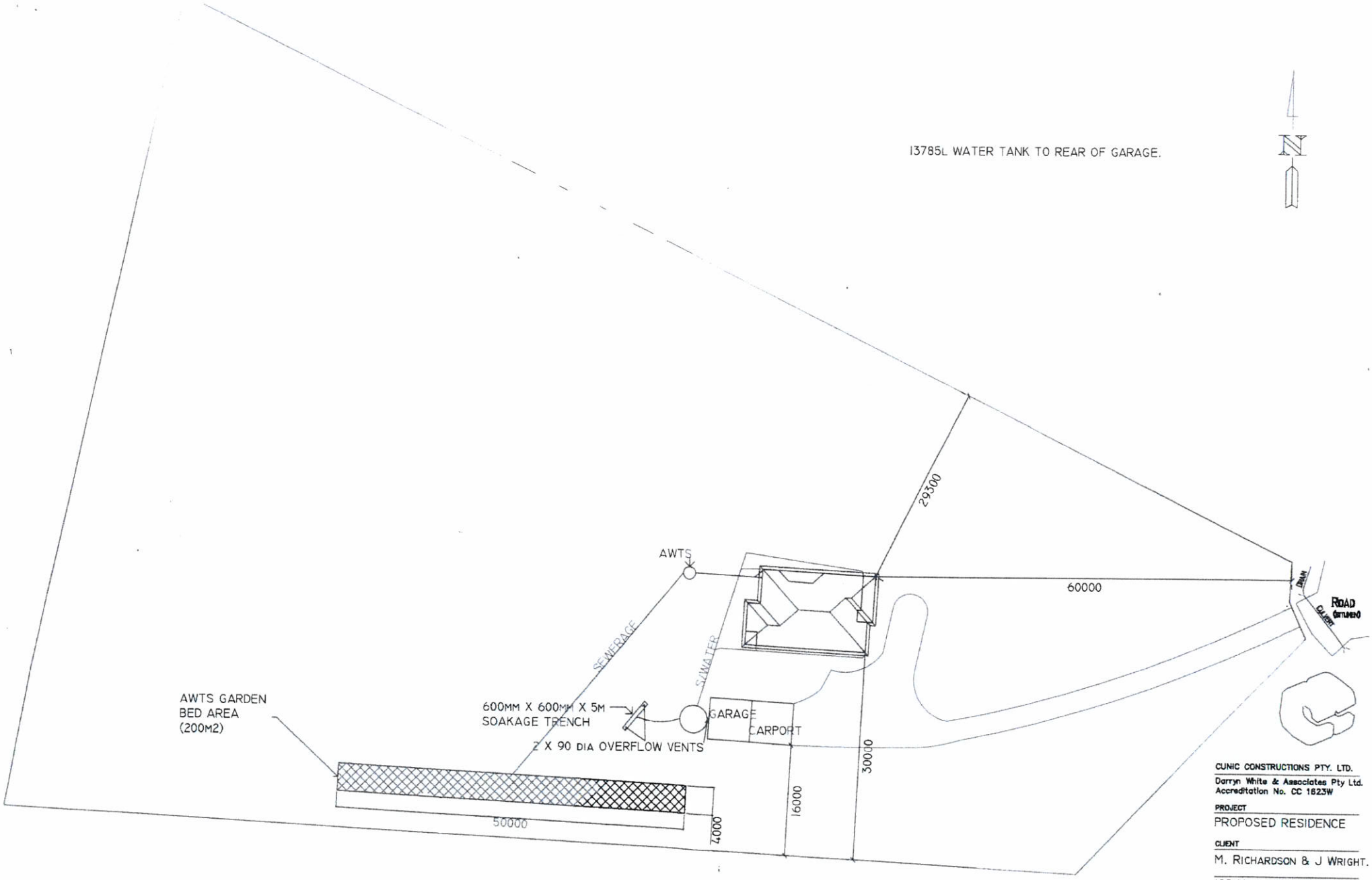
3 HARTLEY COURT PONTVILLE

TEST HOLES

GDA94 MGA55 : 519845E, 5274362N 1:846 **Disclaimer and Copyright Notice**



SITE DRAINAGE PLAN 1:500

CUNIC CONSTRUCTIONS PTY. LTD.
Darryn White & Associates Pty Ltd.
Accreditation No. CC 1623W

PROJECT
PROPOSED RESIDENCE

CLIENT
M. RICHARDSON & J WRIGHT.

182 MIDLANDS HIGHWAY,
PONTVILLE.

PROJECT 01/11
DRAWING 1132
SCALE 1:500 DATE 02-DEC-2005

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SITE AND SOIL EVALUATION REPORT

Soil Category: (as stated in AS/NZS 1547-2000) 1,…2,…3,…4,…5,…6	Modified Emerson Test Required No If Yes, Emerson Class No. ....
Soil Profile:	See main Report. The locations of the test holes are nominated on the site plan.
Measured or Estimated Soil Permeability (m/d):	3m/d
Design Loading Rate (DLR)	20mm/day (Primary Treated Effluent)
Geology:	Triassic sandstone

Slope:	2 degrees
Drainage lines / water courses:	Drainage easement on wester property boundary
Vegetation:	Grass, mature trees
Site History: (land use)	Residential block
Aspect:	North
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	Not encountered
Depth to seasonal groundwater (m):	Not Encountered
☑ Reticulated	
Date of Site Evaluation:	9/4/2025
Weather Conditions:	Fine

CONDITIONS OF INVESTIGATION

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It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

PETER HOFTO

ROCK SOLID GEOTECHNICS PTY LTD

GEOTECH 25-081

ROCK SOLID GEOTECHNICS PTY LTD

22/6/2025

Peter Hofto
163 Orielton Road
ORIELTON
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

CLIENTS:
Julia & Mark Richardson 0427380790
markandjulia@internode.on.net

ONSITE WASTEWATER SYSTEM DESIGN – 3 Hartley Court, Pontville

A two-lot subdivision of the property at 3 Hartley Court, Pontville is proposed. This report addresses the condition of the wastewater system that services the current 3-bedroom residence, and provides a redesign of the wastewater Land Application Area (LAA).

The 1:50000 Mines Department Geological Map 'Brighton' indicates that the site is underlain by Triassic sandstone.

Extract from subdivision Geotechnical Report (GEOTECH 25-042);

Balance Lot – 8216m² *Land with current residence*

The Balance Lot hosts the current residence. The current onsite wastewater system (installed in 2006) consists of;

- *An 'Ozzi Kleen' Aerated Wastewater Treatment System (AWTS) that accepts all the residential wastewater, discharging to;*
- *A 200m² Land Application Area (LAA) sited on the southern property boundary.*
- *The plan shows the LAA to be 50m long and 4m wide, setback from the boundary by 5m.*
- *The western portion of the LAA bounds the proposed new block (0m setback from the proposed new boundary between Lot 1 and the Balance Lot).*
- *The LAA is currently partially irrigated with several surface sprinklers – but the main feed line along the area is broken. Only a small portion of the bed (which is heavily vegetated with semi-mature trees* [Plate 1]*) is currently accepting any wastewater effluent.*

Whilst the onsite wastewater system is wholly contained on The Balance Lot it is in disrepair. In addition to the condition of the pipework the area is sited adjacent to the proposed new boundary between Lot 1 and the Balance Lot. A minimum 1.5m setback of the LAA from the proposed new boundary will be required.

It is likely that as part of this development the LAA that services the current residence will need to be remediated / replaced.

Test Holes were completed Thursday 19 June, 2025, utilising a 4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers. The locations of the Test Holes are marked on Figure 1.

The profile encountered in Test Hole #2 consisted of;

0.00 – 0.20m	SAND: fine grained, light brown, trace rootlets - TOPSOIL
0.20 – 0.80m	SAND: fine grained, yellowish brown, dry
0.80 – 2.10m	clayey SAND: fine to medium grained, yellowish brown, 20% clay, moist
2.10m+	Holes terminated at required depth 2.10m.

Test Hole #1 (Plate 1) encountered dry, pure sand to full 2.10m depth.

Groundwater was not encountered in either test hole.

Plate 1 – Test Hole #1 - Looking to the southeast. Current overgrown LAA in the background.

Plate 2 – Proposed new LAA - Looking upslope to the south.

COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ONSITE WARTEWATER DISPOSAL

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 LAA > 6m from any building.

A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA>100m from downslope surface water.
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 2 degree slope. Secondary treated effluent. LAA 1.5m from side-slope boundary. LAA > 20m from down-slope boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores in the area.
A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer not encountered.

WASTEWATER SYSTEM DESIGN:

The current wastewater LAA will be decommissioned, and replaced with a new irrigation area.

The effluent will enter the new LAA from the decommissioned LAA (to utilise the same feed line from the current AWTS).

The new LAA will have a minimum side boundary setback (from the new western property boundary - after the subdivision) of 1.5m.

The size of the required Land Application Area (LAA) is conditional on the wastewater load entering the system and the permeability of the site.

3-bedroom residence	5-person occupancy	
Reticulated water	150 litres/person/day	
Wastewater Load	5 x 150 litres/person/day	750 litres/day
Design Irrigation Rate (DIR)	4mm/day	Secondary treated effluent
Irrigation Area	750 / 4 = 187.5m^2	

Total size of calculated Land Application Area (LAA) is 187.5m^2.

It is proposed to install a 75m long x 2.5m wide LAA consisting of dripline irrigation under mulch (to be planted with shrubs).

LAND APPLICATION AREA

The Land Application Area for the treated effluent from the proposed AWTS should be constructed as per the following specifications and accompanying plans:

- Establishment and maintenance of a minimum of 187.5m^2 of irrigation area.
- The area is to consist of of dripline irrigation under mulch (to be planted with shrubs).
- Landscaping of the irrigation areas is to be always maintained in good order. Such maintenance includes establishing and maintaining the shrubs, and keeping the area clear of weeds.
- The irrigation area is not to be used for growing vegetables (fruit trees are acceptable).
- The current topsoil should be killed (sprayed with herbicide).

- The drip lines must be rated for use with wastewater (pressure compensated), and organized to cover the 187.5m^2 LAA @ 0.95m spacings (3 rows).

- A Vacuum Breaker Valve should be provided at the high point of each the LAA, and placed in a Valve box to enable inspection.

- A Flush Valve should be provided for the LAA. The Flush Valve is to be installed in a valve boxes to allow inspection and servicing.

- The pressure compensating driplines will be installed running down the 2-degree slope. This will necessitate the installation of non-return valves in the driplines, at intervals where the vertical height increases by 1m. The total elevation increase over the 75m run is between 4 and 4.5m. The installation of the non-return valves ensures that the pressure in the driplines only exceeds the 'opening' pressure when the AWTS is pumping effluent. The driplines will not open under the 'static' head pressure caused by the increase in elevation when running the driplines up the slope.

- An inline strainer (150-200 mesh) is to be installed to prevent solids from entering the irrigation system.

- A cutoff drain will not be required.

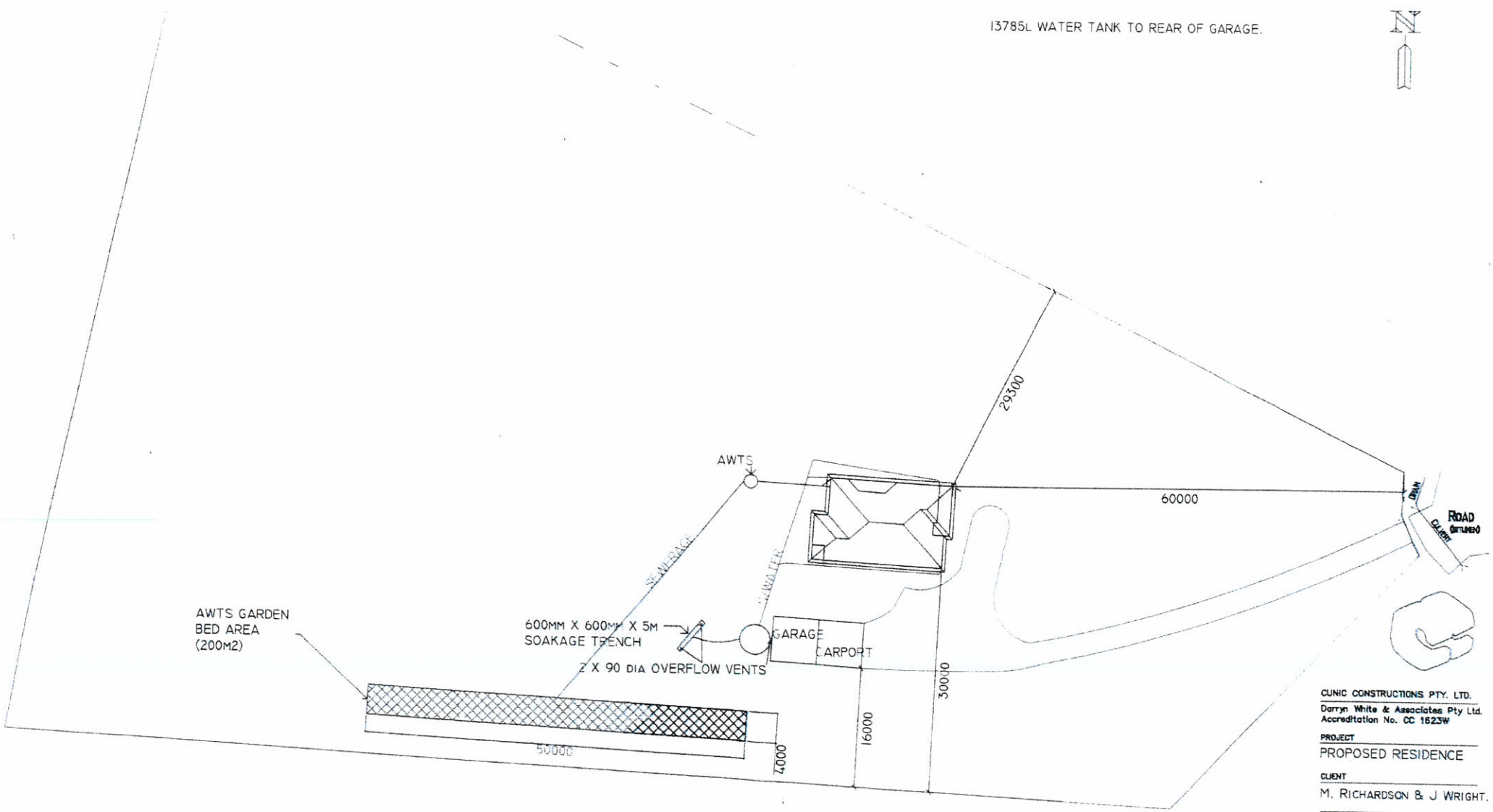
PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

3 HARTLEY COURT PONTVILLE

LAA

GDA94 MGA55 : 519845E, 5274362N 1:846 **Disclaimer and Copyright Notice**

13785L WATER TANK TO REAR OF GARAGE.



SITE DRAINAGE PLAN 1:500

CUNIC CONSTRUCTIONS PTY. LTD.
Darryn White & Associates Pty Ltd.
Accreditation No. CC 1623W

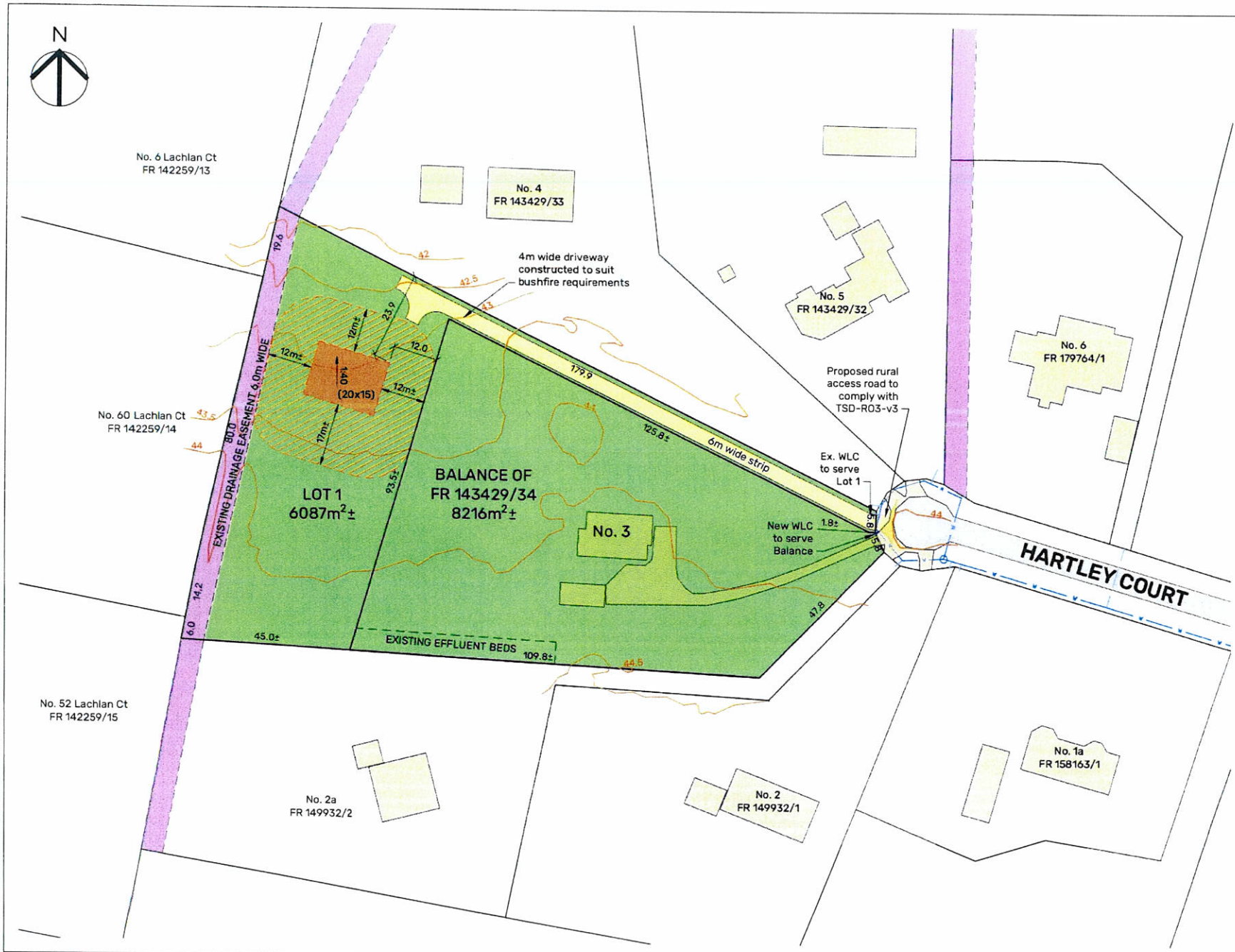
PROJECT
PROPOSED RESIDENCE

CLIENT
M. RICHARDSON & J WRIGHT.

182 MIDLANDS HIGHWAY,
PONTVILLE.

PROJECT 01/11
DRAWING 1132
SCALE 1:500 DATE 02-DEC-2005

PHONE (03) 6234 2200
FACSIMILE (03) 6231 0394



PLAN OF SUBDIVISION

Owners
J.C. WRIGHT & M.A. RICHARDSON

Title References
FR 143429/34

Address
3 HARTLEY COURT,
Pontville, Tas 7030

Council
Brighton Council

Tasmanian Planning Scheme
Brighton Local Provisions Schedule

Zone
11. Rural Living A

Zone Overlay
13. Bushfire prone area

Map reference
'Broadmarsh' 5227

PID
2596741

Point of interest GDA2020 MGA55
519875E, 5274300N

Schedule of Easements
Existing Right of Drainage to be carried forward.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire Prone Area Overlay. This isn't shown for plan clarity

LEGEND

- Title boundary
- Surrounding boundary
- Easement
- Water main (per TasWater GIS)
- Proposed Water
- Contour (GIS 0.5m)
- Indicative building area (20x15m)
- BAL19 Hazard area

REV	AMENDMENTS	DRAWN	DATE	APPR
E				
D				
C				
B				
A				

NOTES

0 2 4 10 20 50m

SURVEYOR	-
DRAWN	NJA
DATE	12 DECEMBER 2024
GEODWG	53703
CHECKED	CT

PLAN OF SUBDIVISION
3 HARTLEY COURT, PONTVILLE
for JULIA WRIGHT & MARK RICHARDSON

PDA
SURVEYORS, ENGINEERS & PLANNERS

127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston, Devonport & Burnie

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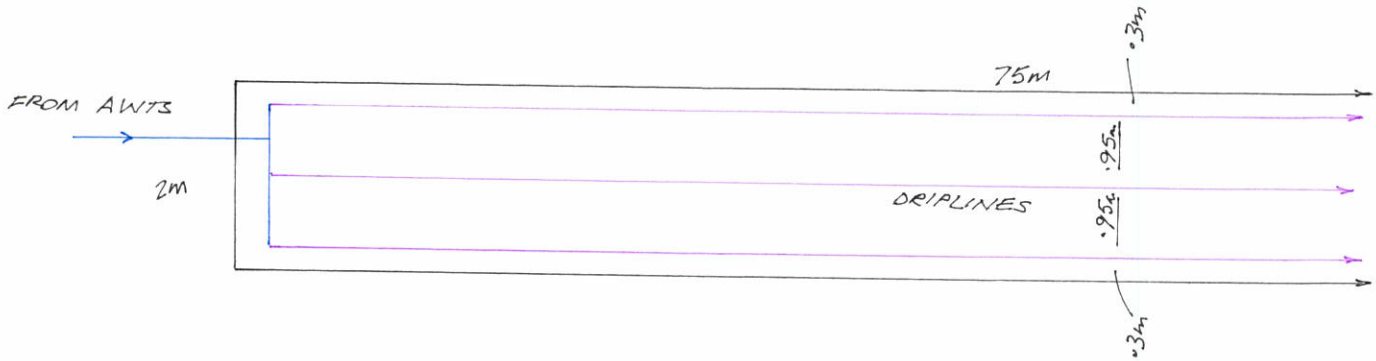
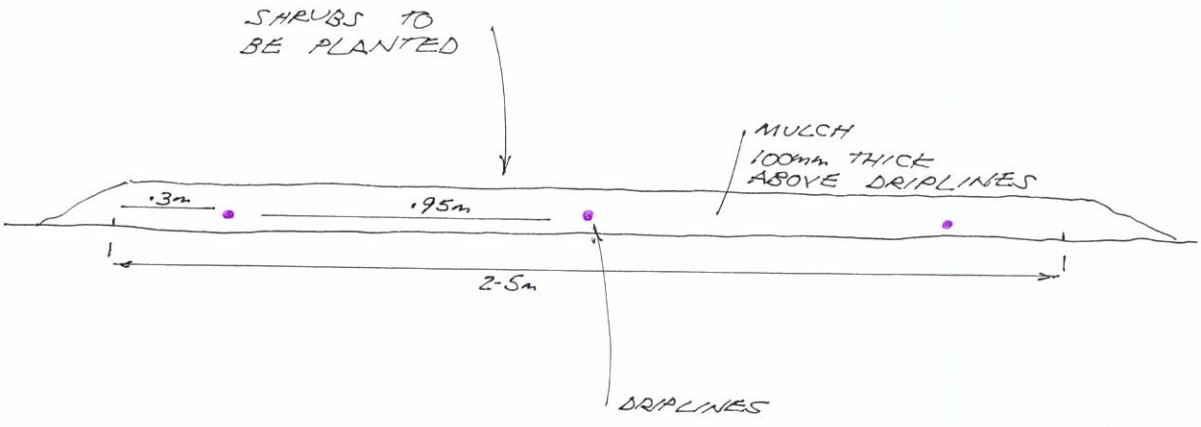
1:1000	(A3)
JOB NUMBER	DRAWING
53703CT-1	

PLAN LAA
1:100



CROSS-SECTION LAA
1:20



SITE AND SOIL EVALUATION REPORT

Soil Category: (as stated in AS/NZS 1547-2000) 1,…2,…3,…4,…5,…6	Modified Emerson Test Required If Yes, Emerson Class No. …… ……	No
Soil Profile:	See main Report. The locations of the test holes are nominated on the site plan.	
Measured or Estimated Soil Permeability (m/d):	3m/d	
Design Irrigation Rate (DIR)	4mm/day (Secondary Treated Effluent)	
Geology:	Triassic sandstone	

Slope:		2 degrees
Drainage lines / water courses:		Nil
Vegetation:		Grass
Site History: (land use)		Residential block
Aspect:		North
Pre-dominant wind direction:		Northwest to southwest
Site Stability:	Will on-site wastewater disposal affect site stability?	No
Is geological advice required?		No
Drainage/Groundwater:		Not encountered
Depth to seasonal groundwater (m):		Not Encountered
☑ Reticulated		
Date of Site Evaluation:		19/6/2025
Weather Conditions:		Fine

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Rd
Orielton
TAS 7172
0417960769
peter@rocksolidgeotechnics.com.au

Julia & Mark Richardson
markandjulia@internode.on.net

22/6/2025

Loading Certificate for Onsite Wastewater System – 3 Hartley Court, Pontville

1 System Capacity: (medium/long term)

- 3-bedroom residence, 5 persons total / 750 litres/day

2 Design Criteria Summary:

- Secondary Treated Effluent — Aerated Wastewater Treatment System (AWTS)
- Soil Category — Class 2 sandy LOAM
- Land Application System — 187.5m^2 of dripline irrigation under a mulched garden bed

3 Reserve Area:

- Suitable reserve area if required in the future.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more than 10 persons in a 24 hour period, or more than 2 temporary resident visitor (ie up to 7 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not unduly running taps, and other common sense water conservation measures.

5 Consequences of overloading the system:

- Long term use by more than 5 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

6 Consequences of under-loading the system:

- The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.

7 Consequences of lack of operation, maintenance and monitoring attention:

- The AWTS must be maintained by a contracted maintenance provider.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

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It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

- AS1547-2012: Onsite Domestic Wastewater Management

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. It is the responsibility of the client / plumber to inform the author as to when the wastewater system is being installed, and to arrange the final inspection. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Julia & Mark Richardson 0427380790 *Owner name*

Address

markandjulia@internode.on.net *Suburb/postcode*

Designer details:

Name: Peter Hofto

Category: Building Services Designer Hydraulic - Restricted

Business name: Rock Solid Geotechnics P/L

Phone No: 0417960769

Business address: 163 Orielton Road

Orielton 7172

Fax No:

Licence No: CC6159I

Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant Julia & Mark Richardson 0427380790

Designer's project reference No. GEOTECH 25-081

Address: 3 Hartley Court, Pontville

Lot No:

Type of work: Building work ☐ Plumbing work X *(X all applicable)*

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	X Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: X

Performance Solution: *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 22/6/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 22/6/2025
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 22/6/2025
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		22/6/2025
Licence No:	CC6159I		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: The Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		22/6/2025

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2025 / 00008
Council notice date	25/02/2025
TasWater Reference No.	TWDA 2025/00175-BTN
Date of response	03/03/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au

Development details

Address	3 HARTLEY CT, PONTVILLE
Property ID (PID)	2596741
Description of development	Subdivision - 2 Lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
PDA	Plan Of Subdivision – 53703CT-1	-	12/12/2024

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with a metered connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPER CHARGES

5. Prior to TasWater issuing a Consent to Register a Legal Document the applicant or landowner as the case may be, must pay a developer charge totalling $1,757.00 to TasWater for the water infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of $242.85 and a Consent to Register a Legal Document fee of $256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/development-application-form

Developer Charges

For information on Developer Charges please visit the following webpage -
https://www.taswater.com.au/building-and-development/developer-charges

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.